

REGULAR MEETING OF THE TERRE HAUTE CITY COUNCIL
6:00 PM, THURSDAY, SEPTEMBER 14, 2017
CITY HALL COURTROOM
AGENDA

Meetings of the Terre Haute City Council are recorded and broadcast on Time Warner Cable Television. City Council meeting videos may also be available for viewing on the City's website. Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice. By remaining in the room, you are giving your permission to be recorded and televised.

1. Moment of Silence and Pledge of Allegiance
2. Rollcall
3. Comment on non-agenda items.
 - a. Kevin Southwood commented on the need for an ordinance to allow neighbors to file complaint concerning weeds, tree problems, and trash.
 - b. Donald Hyde concerning lack of street lights and streets need better markings.
4. Corrections to journal.
5. Communications.
6. Reports from Governmental Agencies
 - a. Upcoming Meetings
 - i. 9/19/2017 at 5:30pm Special Meeting for discussion between Council, Mayor and Controller
 - ii. 9/20/2017 at 5:30pm Special Meeting if necessary for additional discussion
 - iii. 10/5/2017 at 5:30pm Public Hearing on Sanitary Budget
 - iv. 10/5/2017 at 6:00pm Sunshine Meeting
 - v. 10/12/2017 at 6:00pm Regular Meeting
 - vi. 10/26/2017 at 5:30pm Special Meeting for action on Sanitary Budget
 - b. Councilman George Azar asked Steve Witt, Redevelopment Director, to comment on the Redevelopment Commission's fund balances. He commented the reason for his questions were to determine if there were any funds remaining for the Redevelopment Commission or not.
 - c. Steve Witt, Redevelopment Director, commented on the status of the Redevelopment Commissions funds and his meeting with Mayor Duke Bennett. Mr. Witt also commented on the status of projects. He responded to Councilman Nation's comment that projects had been cancelled. Mr. Witt responded to Councilman Elliott's question concerning the current balances of the funds.
 - d. Councilman Todd Nation commented on Redevelopment projects cancelled because of the loan to the City. He commented that TIF funds are being used to pay bills for the city. Councilman Nation commented on a proposed project for the old YMCA building.
 - e. Councilman O. Earl Elliott wanted to confirm balances for the Redevelopment Commission.
 - f. Mayor Duke Bennett commented that the Redevelopment Commission projects being discussed are future projects. He also commented about the Redevelopment Commission's bond payments. Mayor Bennett commented on the future of the loan to the City. He commented that the City loses property tax funds when there is a TIF area created. He responded to Councilman Garrison's statement that the Redevelopment Commission funds are being held in separate bank accounts and any bills are paid by the City then the Redevelopment Commission reimburses them.
 - g. Councilwoman Martha Crossen commented that she agreed with Councilman Nation's comments. She commented TIF funds should not be used for non-TIF purposes.

- h. Paul Thrift with Terre Haute Competes gave a presentation on the status of their research and how the assessed values of the parcels in the City are not being updated. He responded to Councilwoman Auler's question on how the data was obtained. He responded to Councilman Elliott's question that he was not sure who would make the changes.
- i. Councilwoman Amy Auler questioned Mr. Thrift on the how the data they used for the research was obtained.
- j. Councilman O. Earl Elliott questioned Mr. Thrift on the how changes would be made to assessed values and by what entity or group.
- k. Chuck Ennis, City Engineer, commented on the Umbaugh and Associates being present to update the Council on the sanitary district bonds. He also commented on Dennis Otten being present to answer questions concerning the bond process. Mr. Ennis also replied to questions from the Council concerning the sanitary district Long Term Control Plan.
- l. Councilman George Azar made a motion to suspended the rules to allow discussion on the sanitary district and their bonds. Councilman Garrison seconds the motion. Motion carries.
- m. Umbaugh & Associates gives presentation on the current situation with the Sanitary bonds and the future relating to the Long Term Control Plan.
- n. Dennis Otten, legal counsel, commented on the Indiana Finance Authority's and State Revolving Fund's involvement in issuing bonds for the City.
- o. Council President Karrum Nasser asked questions concerning the bonding process and financing of the bonds.
- p. Councilwoman Martha Crossen asked questions concerning the City's bond rating.
- q. Councilman Todd Nation asked questions concerning the PILOT fees.
- r. Councilman Neil Garrison asked questions concerning the BAN and future sewer rate increases.
- s. Councilman O. Earl Elliott asked questions concerning the bonds, repayment plans and projects in the Long Term Control Plan.

Old Business

GENERAL ORDINANCE 7, 2017 AS AMENDED – Passed As Amended

Amending City Code, Chapter 2, Article 9, Section 2-117, Police Pension Fund <Azar>

RESOLUTION 13, 2017- Passed

Transfer of \$140,000.00 in the CCD Fund #0402 <Elliott>

RESOLUTION 17, 2017- Confirmed As Amended

Designating an area commonly identified as 1450 Wabash Avenue and 1451 Eagle Street, Terre Haute, Indiana as an Economic Revitalization Area for the purpose of a Nine (9) Year Real Property Tax Abatement (Miller Parrot Lofts, LP) <For Confirmation> <Crossen>

SPECIAL ORDINANCE 33, 2017- Passed

Rezoning of property located at 1450 Wabash Avenue and 1451 Eagle Street <Crossen>

SPECIAL ORDINANCE 34, 2017 - Passed

Rezoning of property located at 1387 Wheeler Avenue <Auler>

SPECIAL ORDINANCE 35, 2017 – Passed As Amended

Authorizing the issuance of Indiana Multifamily Housing Revenue Bonds (Silver Birch of Terre Haute Project) <Nasser>

RESOLUTION 14, 2017 - Adopted

Designating an area commonly identified as 4400 Maple Avenue, Terre Haute, Indiana as an Economic Revitalization Area for the purpose of a Ten (10) Year Personal Property Tax Abatement (GATX Corporation) <For Adoption> <Nasser>

RESOLUTION 15, 2017 - Adopted

Designating an area commonly identified as 4400 Maple Avenue, Terre Haute, Indiana as an Economic Revitalization Area for the purpose of a Ten (10) Year Real Property Tax Abatement (GATX Corporation) <For Adoption> <Nasser>

RESOLUTION 18, 2017 – Adopted as Amended

Designating an area commonly identified as 1001, 1009 and 1025 Wabash Avenue, Terre Haute, Indiana as an Economic Revitalization Area for the purpose of an Eight (8) Year Real Property Tax Abatement (Priser Properties LLC) <For Adoption> <Crossen>

RESOLUTION 19, 2017 – Adopted As Amended

Designating an area commonly identified as 1055 South Hunt Street, Terre Haute, Indiana as an Economic Revitalization Area for the purpose of a Ten (10) Year Personal Property Tax Abatement (Tri-Aerospace LLC) <For Adoption> <Elliott>

New Business

APPROPRIATION 7, 2017- Finance

2018 City of Terre Haute Sanitary Budget <Elliott>

SPECIAL ORDINANCE 36, 2017 - Finance

2018 Salary Ordinance for City Hall Employees <Elliott>

SPECIAL ORDINANCE 37, 2017 - Finance

2018 Salary Ordinance for MVH (Street Department) <Elliott>

SPECIAL ORDINANCE 38, 2017 - Finance

2018 Salary Ordinance for Transit Department <Elliott>

SPECIAL ORDINANCE 39, 2017 - Finance

2018 Salary Ordinance for Park Department <Elliott>

SPECIAL ORDINANCE 40, 2017 - Finance

2018 Salary Ordinance for Cemetery Department <Elliott>

SPECIAL ORDINANCE 41, 2017- Finance

2018 Salary Ordinance for Wastewater Department <Elliott>

SPECIAL ORDINANCE 42, 2017 - Finance

2018 Salary Ordinance for Police Civilian Employees <Elliott>

SPECIAL ORDINANCE 43, 2017 - Finance

2018 Salary Ordinance for the Police Department <Elliott>

SPECIAL ORDINANCE 44, 2017 - Finance

2018 Salary Ordinance for Fire Department <Elliott>

SPECIAL ORDINANCE 45, 2017 - Finance

2018 Salary Ordinance for the Mayor <Elliott>

SPECIAL ORDINANCE 46, 2017 - Finance

2018 Salary Ordinance for the Council <Elliott>

SPECIAL ORDINANCE 47, 2017 - Finance

2018 Salary Ordinance for the City Court Judge <Elliott>

SPECIAL ORDINANCE 48, 2017 - Finance

2018 Salary Ordinance for the City Clerk <Elliott>

SPECIAL ORDINANCE 49, 2017- Zoning

Rezoning of property located at 3116-3120 East Park Avenue, a vacant lot of East Park Avenue and vacant lots on North Clinton Street <Nasser>

SPECIAL ORDINANCE 50, 2017- Finance

Approving the issuance and sale of special taxing districts bonds of the Terre Haute Sanitary District <Nasser>

SPECIAL ORDINANCE 51, 2017 - Finance

2018 Salary Ordinance for the City Redevelopment <Elliott>

SPECIAL ORDINANCE 52, 2017 - Zoning

Rezoning of Property located at 418, 426 and 430 S 8th Street and 806, 812, 818, and 822 Oak Street<Elliott>

Charles P. Hanley, City Clerk

ATTENDANCE		
	Present	Absent
Auler	X	
Azar	X	
Crossen	X	
DeBaun	X	
Elliott	X	
Garrison	X	
Morris		X
Nasser	X	
Nation	X	
TOTAL:	8	1

GO 7, 2017 AS AMENDED		
	YES	NO
Auler		
Azar		
Crossen		
DeBaun		
Elliott		
Garrison		
Morris		
Nation		
Nasser		
TOTAL:	VOICE	
Motion to Amend: Azar		
Second:	Auler	

GO 7, 2017 AS AMENDED		
	YES	NO
Auler		
Azar		
Crossen		
DeBaun		
Elliott		
Garrison		
Morris		
Nation		
Nasser		
TOTAL:	VOICE	
Motion to Pass: Azar		
Second:	Auler	

RS 13, 2017		
	YES	NO
Auler		
Azar		
Crossen		
DeBaun		
Elliott		
Garrison		
Morris		
Nation		
Nasser		
TOTAL:	VOICE	
Motion to Adopt: Garrison		
Second:	Elliott	

RS 17, 2017		
	YES	NO
Auler		
Azar		
Crossen		
DeBaun		
Elliott		
Garrison		
Morris		
Nation		
Nasser		
TOTAL:	VOICE	
Motion to Amend: Garrison		
Second:	Crossen	

RS 17, 2017 AS AMENDED		
	YES	NO
Auler		
Azar		
Crossen		
DeBaun		
Elliott		
Garrison		
Morris		
Nation		
Nasser		
TOTAL:	VOICE	
Motion to Confirm: Garrison		
Second:	Crossen	

SO 33, 2017		
	YES	NO
Auler		
Azar		
Crossen		
DeBaun		
Elliott		
Garrison		
Morris		
Nation		
Nasser		
TOTAL:	VOICE	
Motion to Pass: Crossen		
Second:	Nation	

SO 34, 2017		
	YES	NO
Auler		
Azar		
Crossen		
DeBaun		
Elliott		
Garrison		
Morris		
Nation		
Nasser		
TOTAL:	VOICE	
Motion to Pass: Auler		
Second:	DeBaun	

SO 35, 2017		
	YES	NO
Auler		
Azar		
Crossen		
DeBaun		
Elliott		
Garrison		
Morris		
Nation		
Nasser		
TOTAL:	VOICE	
Motion to Amend: Auler		
Second:	Garrison	

SO 35, 2017 AS AMENDED		
	YES	NO
Auler		
Azar		
Crossen		
DeBaun		
Elliott		
Garrison		
Morris		
Nation		
Nasser		
TOTAL:	VOICE	
Motion to Pass: Auler		
Second:	Garrison	

RS 14, 2017		
	YES	NO
Auler		
Azar		
Crossen		
DeBaun		
Elliott		
Garrison		
Morris		
Nation		
Nasser		
TOTAL:	VOICE	
Motion to Adopt: Nation		
Second:	Auler	

RS 15, 2017		
	YES	NO
Auler		
Azar		
Crossen		
DeBaun		
Elliott		
Garrison		
Morris		
Nation		
Nasser		
TOTAL:	VOICE	
Motion to Adopt: Azar		
Second:	DeBaun	

RS 18, 2017		
	YES	NO
Auler		
Azar		
Crossen		
DeBaun		
Elliott		
Garrison		
Morris		
Nation		
Nasser		
TOTAL:	VOICE	
Motion to Amend: Elliott		
Second: Garrison		

RS 18, 2017 AS AMENDED		
	YES	NO
Auler		
Azar		
Crossen		
DeBaun		
Elliott		
Garrison		
Morris		
Nation		
Nasser		
TOTAL:	VOICE	
Motion to Pass: Elliott		
Second: Garrison		

RS 19, 2017		
	YES	NO
Auler		
Azar		
Crossen		
DeBaun		
Elliott		
Garrison		
Morris		
Nation		
Nasser		
TOTAL:	VOICE	
Motion to Amend: Garrison		
Second: Auler		

RS 19, 2017 AS AMENDED		
	YES	NO
Auler		
Azar		
Crossen		
DeBaun		
Elliott		
Garrison		
Morris		
Nation		
Nasser		
TOTAL:	VOICE	
Motion to Pass: Garrison		
Second: Auler		

	YES	NO
Auler		
Azar		
Crossen		
DeBaun		
Elliott		
Garrison		
Morris		
Nation		
Nasser		
TOTAL:		
Motion;		
Second:		

ADJOURN		
	YES	NO
Auler		
Azar		
Crossen		
DeBaun		
Elliott		
Garrison		
Morris		
Nation		
Nasser		
TOTAL:	VOICE	
Motion: Azar		
Second: Auler		